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Investment in factory-built housing

I support EPIC 5 investment in factory-built housing because housing construction needs the same kind of process innovation that transformed aerospace, automotive, and other advanced manufacturing sectors.

California needs millions of safe, affordable, energy-efficient homes as fast as possible. At the same time, California has a strong and growing aerospace industry developing technologies, production methods, and operational discipline that can be applied to housing.

Factory-built housing creates an opportunity to bring those advanced manufacturing principles into the design, production, and delivery of modular homes. This matters because California will not meet its housing and climate goals through traditional construction methods alone.

EPIC 5 should support zero-carbon modular housing as a scalable clean-energy deployment platform. Factory-built homes can integrate solar, batteries, heat pumps, high-performance insulation, efficient windows, and other clean-energy systems in a more controlled and repeatable production environment.

That repeatability matters. It can help reduce construction waste, improve quality control, shorten production and installation timelines, and make high-performance homes easier to deliver at scale.

EPIC 5 should fund projects that validate these methods and measure outcomes directly, including production cycle time, installation time, field labor reduction, quality control, repeatability, thermal performance, embodied carbon, and construction waste reduction.

California needs housing solutions that are clean, efficient, affordable, and capable of scaling quickly. Advanced manufacturing and zero-carbon modular housing should be a clear priority for EPIC 5.

Respectfully,
John Spencer
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